

**INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM**

Property/District Name: Broad Oak Farm Survey Number: G-IV-A-259

Project: US 219/Oakland Vicinity Improvement Project Agency: MSHA

Site visit by MHT Staff: ☐ No ☐ Yes Name _____ Date _____

Eligibility recommended ☒ Eligibility not recommended ☐

Criteria: ☐ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Justification for decision: (Use continuation sheet if necessary and attach map)

A fine example of Neo-classical architecture in Garrett County during the early twentieth century, Broad Oak Farm is recommended eligible for the National Register under Criterion C, embodiment of the distinctive characteristics of an architectural style. The dwelling incorporates many Neo-classical characteristics and ornamental detailing including pedimented gable ends and a wooden boxed cornice finished with modillions and a wide frieze band. A one-story portico supported by narrow Tuscan columns, and topped with a roof deck and wooden balustrade, protects the side entrance. The wooden paneled front door is surrounded by sidelights and an elliptical leaded-glass fanlight.

Research has not identified any significant associations with historic persons or events. The building also does not appear to potentially provide important information for the study of history.

Recommended for National Register boundaries for the property include the entire current tax parcel of 7.66 acres. This boundary encompasses the four contributing buildings, fences, gate and landscaped ground associated with the dwelling and pasture related to the horse stable.

THE MHT CONCLUDES THAT THIS PROPERTY IS
ELIGIBLE FOR THE NRHP.

Document on the property/district is presented in: Historic Structures Inventory and Determination of Eligibility Report

(KCI/MSHA 1997)

Prepared by: Stuart Dixon/KCI Technologies, Inc.

[Signature]
Reviewer, Office of Preservation Services

6/1/95
Date

NR program concurrence: ☒ yes ☐ no ☐ not applicable

[Signature]
Reviewer, NR program

11
Date

Broad Oak Farm
G-IV-A-259
1210 East Oak Street
Oakland vicinity
1925
Private

Broad Oak Farm stands on a 7.66 acre parcel that consists of a Neo-classical brick dwelling and nine assorted outbuildings. The two-story ell-plan dwelling is three bays wide by four bays deep and faces southwest. The side-facing gable roof is finished with a wooden boxed cornice, modillions and a wide frieze band. The dwelling is dominated by a full-height gabled portico that is centrally-placed on the southwest elevation and supported by paired Tuscan columns. The wooden paneled front door is surrounded by sidelights and an elliptical leaded-glass fanlight. Contributing outbuildings include a three-car garage constructed of rusticated concrete block, a one-and-one-half story frame, gable-roofed tackhouse, and a one-story frame stable/barn with an asphalt-shingled gable roof and wooden drop siding. Six non-contributing resources on the property include a large shed/shop, two small sheds, a stable/shed, a chicken house and a dog house.

Garrett County tax records indicate construction of the Broad Oak Farm dwelling occurred in 1925. Although locally known as Broad Oak Farm, a reference to its current use as a riding stable, gathered evidence does not indicate the property was associated with agricultural activities. The Broad Oak Farm dwelling reflects the architectural variety that typifies much of the region's early twentieth century architecture.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. G-IV-A-259

1. Name of Property (indicate preferred name)

historic

other Broad Oak Farm

2. Location

street & number 1210 East Oak Street not for publication

city, town Oakland X vicinity

county Garrett

3. Owner of Property (give names and mailing addresses of all owners)

name **Joseph and Kathleen Alvarez**

street & number PO Box 179 telephone (301) 334-8460

[illegible]

4. Location of Legal Description

courthouse, registry of deeds, etc.	Garrett County Courthouse	tax map and parcel	78-16-39
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city, town	Oakland	liber and folio	507/291
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5. Primary Location of Additional Data

☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research report at MHT
☐ Other:

6. Classification

Category		Ownership		Current Function		Resource Count		
						Contributing	Noncontributing	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	<u>4</u>	<u>6</u>			buildings
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/ culture	<u>0</u>	<u>0</u>			sites
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<u>0</u>	<u>0</u>			structures
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<u>0</u>	<u>0</u>			objects
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<u>0</u>	<u>0</u>			
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u>6</u>	<u>6</u>			Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown					
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use					
		<input type="checkbox"/> industry	<input type="checkbox"/> other:					

Number of Contributing Resources previously listed in the Inventory

Number of Contributing Resources previously listed in the Inventory

7. Description

Inventory No. G-IV-A-259

Condition

<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Broad Oak Farm (G-IV-A-259) is located at 1210 East Oak Street (also called Oakland Drive) between the towns of Oakland and Mountain Lake Park. The 7.66 acre property includes a two-story Neo-classical brick dwelling, three-car garage, tackhouse, two stables, one large and two small sheds, a chicken house, and a large doghouse. The farm, which is surrounded by chain-link and wooden rail fencing, is shielded from the street and school property to its northwest by large deciduous and evergreen trees with an understory of azalea and rhododendron bushes. The gated entrance to the farm is flanked by decorative stone walls. The driveway leads back approximately 500 feet to the dwelling.

The two-story ell-plan Neo-classical dwelling is three bays wide by four bays deep and faces southwest. Constructed of smooth red brick laid in common bond, it rests on a brick veneered foundation that encloses a full cellar. A brick water table encircles the entire house. The side-facing gable roof is sheathed in asphalt shingles and has pedimented gable ends. It is finished with wooden boxed cornice, modillions and a wide frieze band. There are centrally-placed interior brick chimneys at the three gable ends.

The dwelling is dominated by a full-height gabled portico that is centrally-placed on the southwest elevation. Supported by paired Tuscan columns, it has a brick paver floor resting on a brick foundation. A one-story portico with roof deck protects the side entrance. Supported by narrow Tuscan columns, it has a brick floor laid on a concrete foundation and is encircled by concrete steps. A wooden balustrade surrounds the roof deck. On the northeast (rear) elevation there is a two-story cutaway porch supported by a square brick column. The lower porch deck is brick laid on a concrete foundation. The upper porch wooden porch deck is surrounded by a wooden balustrade.

The singly-spaced windows are primarily six-over-six double hung wooden sash with concrete sills, brick lintels, and surrounded by wooden molding. The windows on the front (southwest) elevation are flanked by sidelights. In addition, there is a second-story arched double-hung window over the front entrance. There are multi-paned wooden casement windows in the gable ends. The wooden paneled front door is surrounded by sidelights and an elliptical leaded-glass fanlight. The multi-paned wooden door at the side entrance has a wooden surround with a transom window. In addition, paneled wood doors with wooden surrounds are located in the rear entrances off the cut-away porch.

Located directly behind the dwelling and facing southwest, the three-car garage is constructed of rusticated concrete block and has an asphalt-shingled hip roof finished with a wooden box cornice. Adjacent to the garage to the north, a large, modern shed/shop faces southeast. The shed possesses a gable roof and corrugated fiberglass siding and roofing. It is entered via two sliding doors on its southeast elevation. A wire fence off its northwest elevation encloses a chicken yard. Inside is a modern gable-roofed frame chicken house.

The one-and-one-half story frame tackhouse is located east of the dwelling. Three bays wide by two-bays deep, the building faces southwest. Clad in wooden clapboards, it rests on a concrete block foundation. It has a side-facing asphalt-shingled gable roof with an open wood cornice and exposed rafter tails. Its aluminum one-over-one double-hung sash windows have wooden surrounds and fixed wooden shutters. The entrance on the northeast elevation has a wooden dutch door and the entrance on the southwest elevation has a paneled wood door. The tackhouse and two stables and a shed northeast of the tackhouse are surrounded by a wood and metal rail fence that encloses multiple horse corrals extending along the east side of the property.

Within the corral enclosure north of the tack house stands a modern one-story frame shed with an asphalt-shingled gable roof. Clad in vertical plywood paneling, it rests on a poured concrete foundation. Northwest of the shed stands a frame stable/barn with an asphalt-shingled gable roof and wooden drop siding. It rests on stone piers infilled with concrete block. The banked entrance on its southwest elevation has a tongue-and-groove sliding door. A modern, one-story one-story frame stable/shed to the east of the frame stable has a gable roof and standing-seam metal siding and roofing.

A plywood doghouse and frame shed-roofed shed, both modern, are located northwest of the dwelling along the fenceline.

8. Significance

Inventory No. G-IV-A-259

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:	

Specific dates	Circa 1925	Builder/Architect	Unknown
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Evaluation for:

☒ National Register ☐ Maryland Register ☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual).

Garrett County tax records indicate construction of the Broad Oak Farm dwelling occurred in 1925. Development in the Oakland area slowed during this period following a growth spurt in the late nineteenth century associated with the establishment of resort hotels in Oakland, Mountain Lake Park, and Loch Lynn Heights. Although no longer as prominent a resort in the early twentieth century, Oakland still remained an important local mercantile and community center, and continued its growth during this period. Mountain Lake Park remained a relatively vibrant community throughout the early twentieth century. Although locally known as Broad Oak Farm, a reference to its current use as a riding stable, gathered evidence does not indicate the property was associated with agricultural activities.

The Broad Oak Farm dwelling also reflects the architectural variety that typifies much of the region's early twentieth century architecture. The Neo-classical style, popular in Garrett County during the early twentieth century and utilized in the dwelling's construction, fused classical details with early-twentieth century tastes and technology. These structures often liberally displayed colonnades, columns, and pilasters in addition to entablatures, pedimented gables, consoles, porte-cocheres, and Palladian-style windows. The Broad Oak Farm house incorporates many of these Neo-classical features.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. G-IV-A-259

Name
Continuation Sheet
Number 8 Page 1

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Western Maryland

Chronological/Developmental Period(s): Industrial / Urban Dominance, A.D. 1870 - 1930

Historic Period Theme(s): Architecture, Landscape Architecture and Community Planning

Resource Type:

Category: Building

Historic Environment: Rural

Historic Function(s) and Use(s): Dwelling

Known Design Source: None

9. Major Bibliographical References

Inventory No. G-IV-A-259

(See Continuation Sheet)

10. Geographical Data

Acreage of property 7.66 acres

Acreage surveyed 7.66 acres

Quadrangle name Oakland, MD-WVA

Quadrangle scale 1:24,000

Verbal boundary description and justification

Parcel 39, Map 78, Grid 16

11. Form Prepared By

name/title Stuart Paul Dixon / Senior Historian and Elizabeth Roman / Architectural Historian

organization KCI Technologies, Inc.

date 3-28-97

street & number 10 North Park Drive

telephone 410-316-7857

city or town Hunt Valley

state and zip code MD 21030-1888

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032
410-514-7646

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Maryland Inventory of Historic Properties Form

Name

Continuation Sheet

Number 9 Page 1

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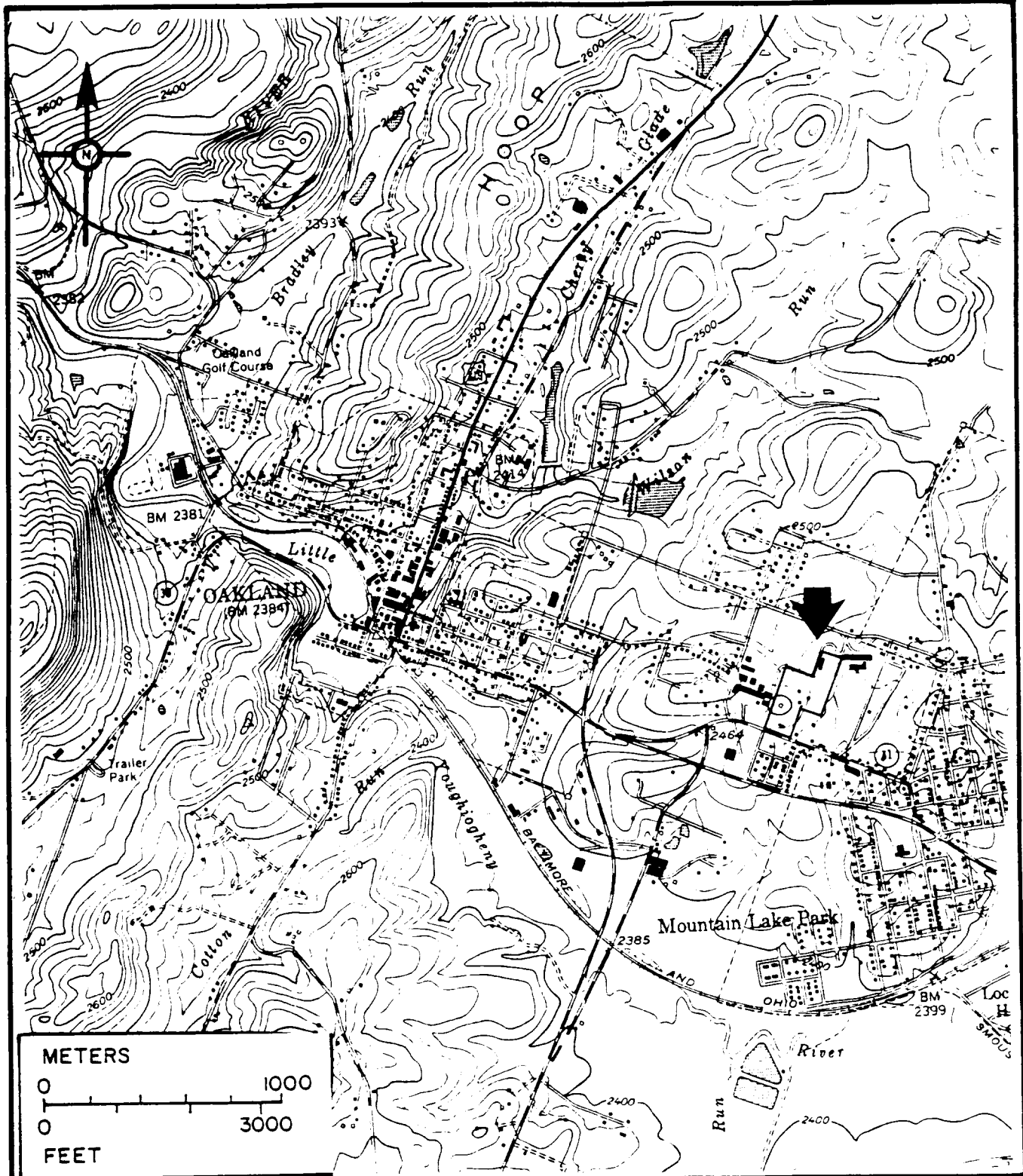
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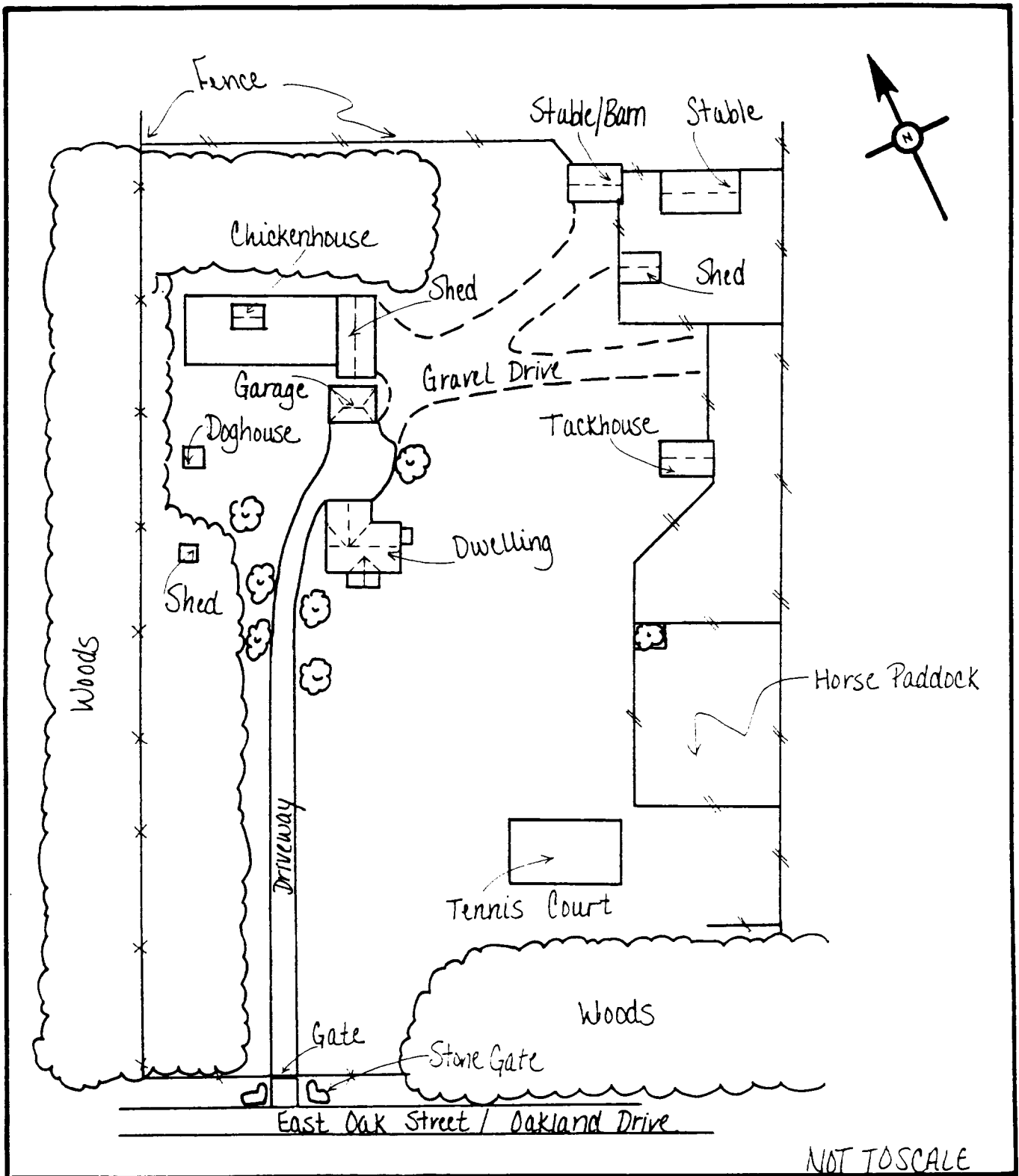
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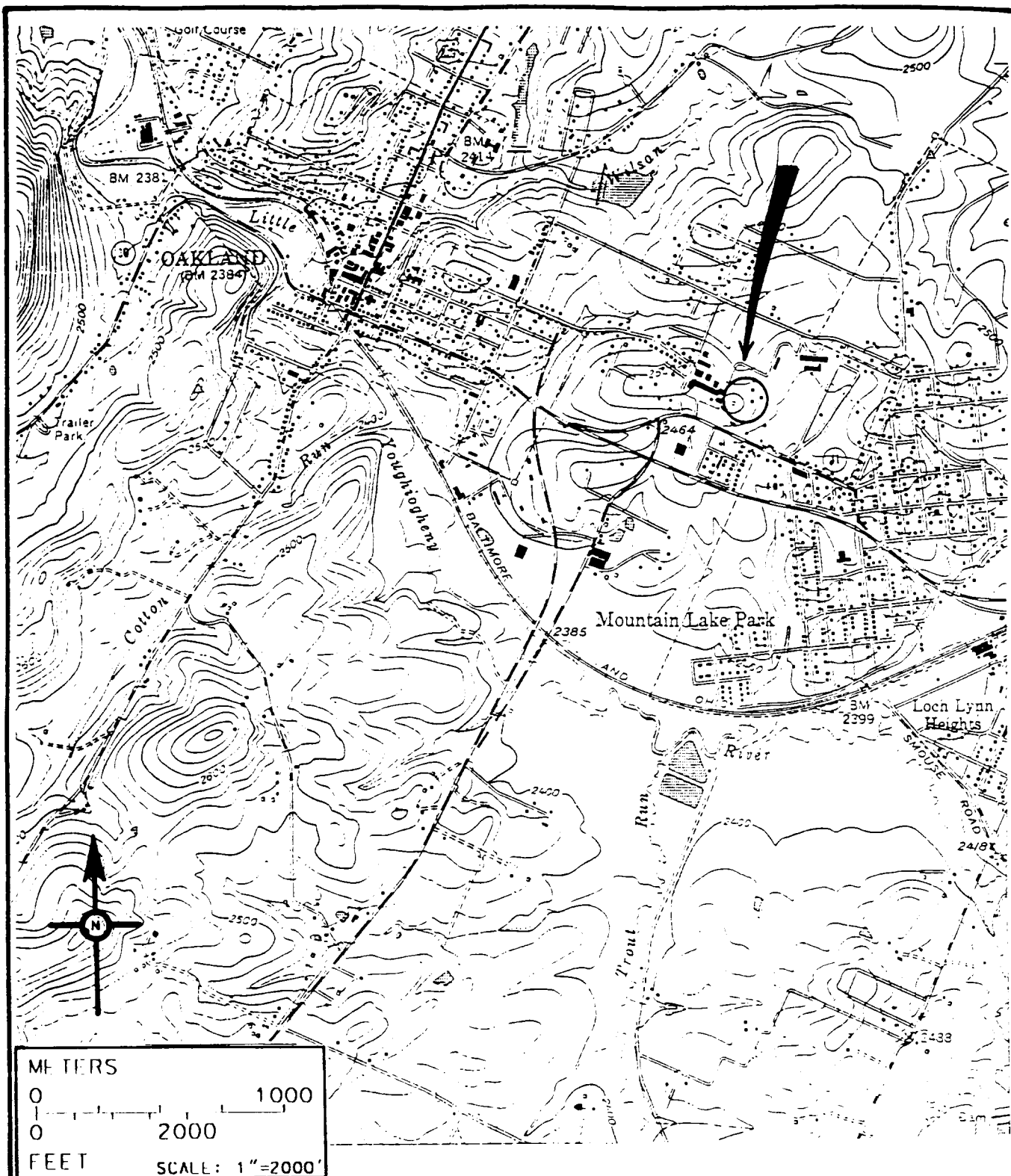


Section of Oakland, MD-WVA 7.5' Quadrangle Map (USGS 1974)
showing the National Register Boundaries for Broad Oak Farm
Tax Parcel number 39, Map 78, Grid 16
7.66 acres



Resource Sketch Map

G-IV-A-259
Broad Oak Farm
Oakland Vicinity, Garrett County



Location Map

G-IV-A-259
 Broad Oak Farm
 Oakland Vicinity, Garrett County
 Oakland, MD-WVA Quadrangle Map (USGS 1974)





G-IV-A-259

GARRETT COUNTY, MD

ELIZABETH ROMAN

1/30/97

MD SHPO

SE+NE ELEVATION FACING W

1 of 6

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11 5005 8-25 15

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G-IV-A-259

GARRETT COUNTY, MD

ELIZABETH ROMAN

1/30/97

MD SHPO

SW + SE ELEVATIONS FACING N

2 of 6



G-IV-A-259

GARRETT COUNTY, MD

ELIZABETH ROMAN

1/30/97

MD SHPO

NW + SW ELEVATIONS FACING E

3 of 6

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G-IV-A-259

GARRETT COUNTY, MD

ELIZABETH ROMAN

1/30/97

MD SHPO

SW + SE ELEVATIONS FACING N GARAGE + SHED

4066

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NK 10+0 + 0+20+



G-IV-A-259

GARRETT COUNTY, MD
ELIZABETH ROMAN

1/30/97

MD SHPO

NW + SW ELEVATIONS FACING E TACK HOUSE

5 of 6



G-IV-A-259

GARRETT COUNTY, MD
ELIZABETH ROMAN

1/30/97

NW + SW ELEVATIONS FACING E BARN/STABLE/SHED
COMPLEX

6066